BILL GARRETT, Davidson County
Trans:T20120013441 DEEDWARR
Recvd: 02/23/12 14:48 5 pgs
Fees:28.00 Taxes:1591.00
20120223-0015926

This Instrument Was Prepared By:
C. Palmer Pillans, Esq.
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Address New Owner(s):	Send Tax Bills to	Tax Information:
NA Properties, LLC 1003 Stonewall Drive Nashville, TN 37220	Same	Map: 132-07 Parcel No.: 72.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Douglas B. Durr ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to NA Properties, LLC, a Tennessee limited liability company, its successors and assigns, ("Grantee"), all of that certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth on Exhibit "B" hereto. Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 17th day of February, 2012.

DOUGLAS B. DURR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Douglas B. Durr, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of February, 2012.

CAROLINE HAYNES PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Caroline Haynes Page
Notary Public

My commission expires: July 8, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me,
this 17th day of February, 2012.

Caroline Haynes Page
Notary Public
My Commission Expires: July 8, 2013

CAROLINE HAYNES PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 2 on the Plan of Final Plat Kenilwood Subdivision, of record in Instrument No. 201202150013472, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Douglas B. Durr by Warranty Deed of record in Instrument No. 200504180042854, and Instrument No. 200410280129730, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2012 and subsequent years, not yet due and payable.

2. All matters as shown on the plat of record in Instrument No. 201202150013472, in the Register's Office for Davidson County, Tennessee.

3. Access Easement and Utility Easement contained in that certain Lease Agreement between Villers-Redd, LLC, Lessor, and Crown Castle South, Inc., Lessee, a memorandum of which is recorded in Instrument No. 20010807-0084894, Register's Office for Davidson County, Tennessee, as assigned in Instrument No. 200410280129725, in said Register's Office.

4. Easement for access and utility service contained in that certain Land Lease Agreement between Air Conditioning Services, Inc. , Lessor, and Villers-Redd, LLC , Lessee, a memorandum of which is recorded in Instrument No. 20010717-0075616 , Register's Office for Davidson County, Tennessee, as amended by Amended and Restated Memorandum of Land Lease Agreement of record in Instrument No. 20011030-0118341, said Register's Office.

5. All of the terms and provisions set forth and contained in that certain Lease Agreement between Villers-Redd, LLC, Lessor, and The Lamar Companies, Lessee, a memorandum of which is recorded in Instrument No. 20020404-0041139, Register's Office for Davidson County, Tennessee, as assigned in Instrument No. 200410280129726, in said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7536, page 39 in the Register's Office, Davidson County, Tennessee.

7. Lack of access to and from a controlled access highway (I-65).

8. Restrictions contained in the deeds of record in Book 10322, page 596 and as Instrument No. 20020419-0048819, Register's Office for Davidson County, Tennessee.

9. 30 foot Nashville Electric Service Access Easement as described in deed of record as Instrument No. 20020419-0048819, Register's Office for Davidson County, Tennessee.

10. Charter Right of Way of CSX Railroad.

11. Reservation of Easements and other rights contained in the deed from James T. Redd and James T. Redd, Jr. to Marilyn Gardner of record in Instrument No. 20041028-0129729, Register's Office for Davidson County, Tennessee.

12. Stormwater Detention Agreement of record in Instrument No. 200412130147882, in the Register's Office for Davidson County, Tennessee.

13. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 200501310011046, in the Register's Office for Davidson County, Tennessee.

14. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 200501310011054, in the Register's Office for Davidson County, Tennessee.

15. Application to Combine Parcels of record in Instrument No. 200504190043424, in the Register's Office for Davidson County, Tennessee.

16. Memorandum of Lease Agreement of record in Instrument No. 200606290078080, in the Register's Office for Davidson County, Tennessee.

17. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 200906170056375, in the Register's Office for Davidson County, Tennessee.

18. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 200907220068679, in the Register's Office for Davidson County, Tennessee.

19. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 200907220068773, in the Register's Office for Davidson County, Tennessee.

20. Reservation of Easements and other rights contained in the deed from Marilyn Gardner and James R. Villers to Douglas B. Durr of record in Instrument No. 20041028-0129730, said Register's Office.